

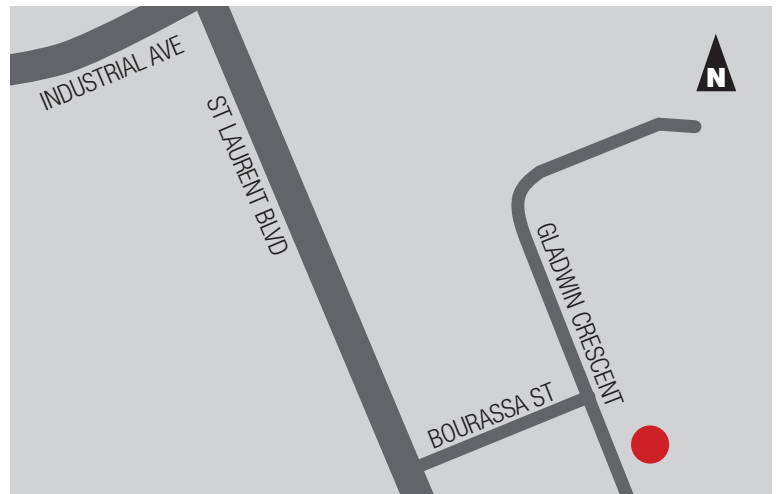


PROPERTY DESCRIPTION

Retail/Showroom exposure with visibility to St. Laurent Boulevard, a major commercial corridor. This unit has a mix of showroom and warehouse area.

Gladwin Crescent Unit 2271 - 3,206 SF

- Rental Rate: \$18.00 PSF
- Additional Rent: \$8.43 per SF (estimated 2023) includes water and garbage.
- Prime storefront visibility to St. Laurent Blvd
- 3 dock doors with ability to ramp door(s) if required.
- 18' clear ceiling height
- 1 dock level door
- Ample surface parking available
- Available immediately



LOCATION

Gladwin Crescent is located in the Lancaster-Sheffield Industrial Park which forms part of the broader Ottawa East Industrial Area. The Sheffield Industrial Park is bound by Innes Road to the north, Highway #417 to the east, Walkley Road to the south and Russell Road and St. Laurent Boulevard to the west. The Park is centrally located and benefits from ready accessibility. It is some seven kilometres east of Ottawa's downtown core and is located just to the south and east of Highway #417.

RICHCRAFT

2271 GLADWIN CRESCENT

FLEX INDUSTRIAL/ SHOWROOM

